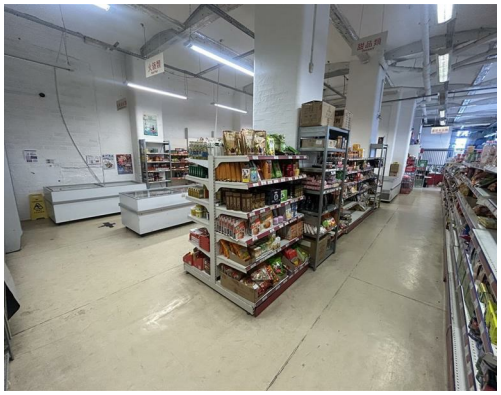








MAGGS & ALLEN

13 DENMARK STREET

CITY CENTRE, BRISTOL, BS1 5DY

Asking Price £1,300,000

- Approx 10,362 sq ft
- Lift Access
- City Centre
- Available for Sale

RICS® Regulated by RICS

Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN

13 DENMARK STREET, CITY CENTRE, BRISTOL, BS1 5DY

Asking Price £1,300,000

DESCRIPTION

A ground floor supermarket (with commercial kitchen) with additional basement storage, measuring approximately 10,362 ft². The property occupies a prominent corner position on Denmark Street, just off Park Street, close to the City Centre,

The property benefits from lift access and offers significant potential for a range of commercial uses, subject to obtaining necessary consents.

LOCATION

The property is situated on the corner of Denmark street and Unity Street, just off of Park Street located within a short distance of Bristol City centre and College Green.

TENURE

Understood to be leasehold with a residue of a 999 year lease.

BUSINESS RATES

The Rateable Value with effect from 2026 is: £53,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

VAT

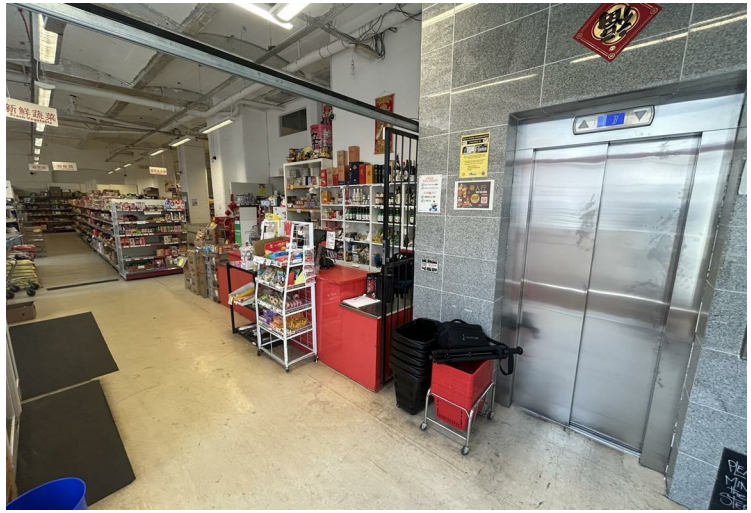
All figures quoted are exclusive of VAT unless otherwise stated.

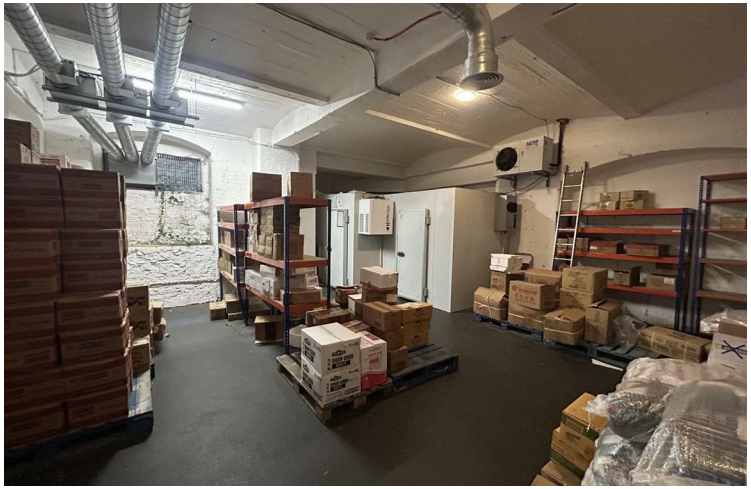
VIEWINGS

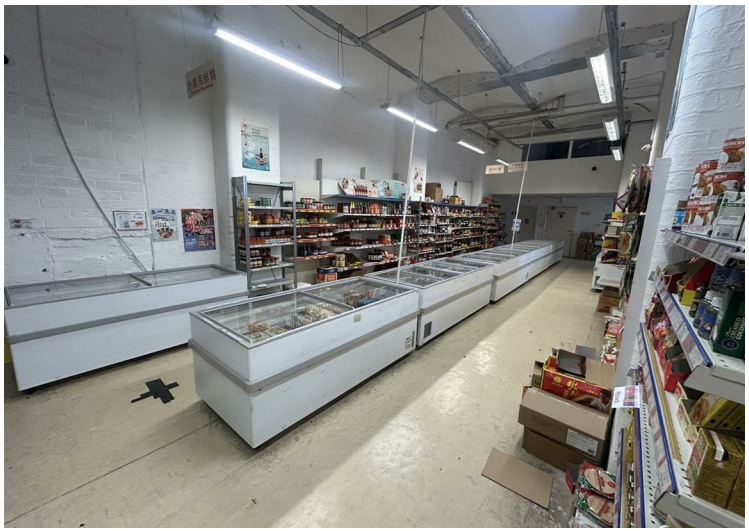
By appointment with Maggs & Allen.

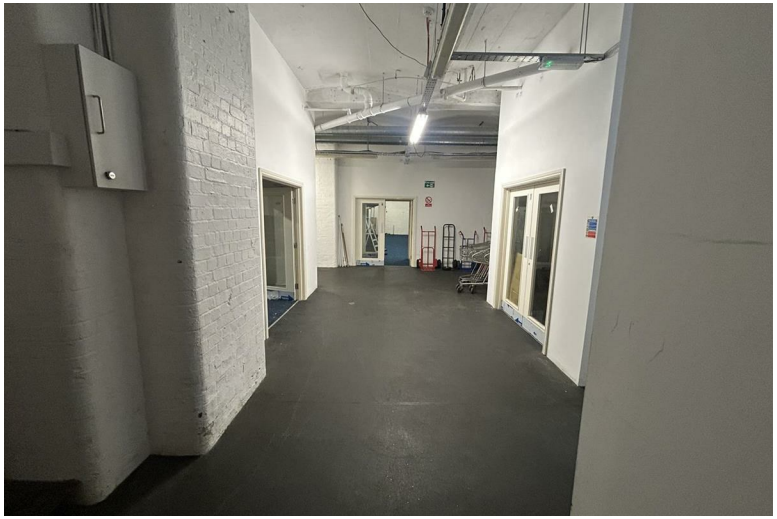
CONTROL OF ASBESTOS REGULATIONS

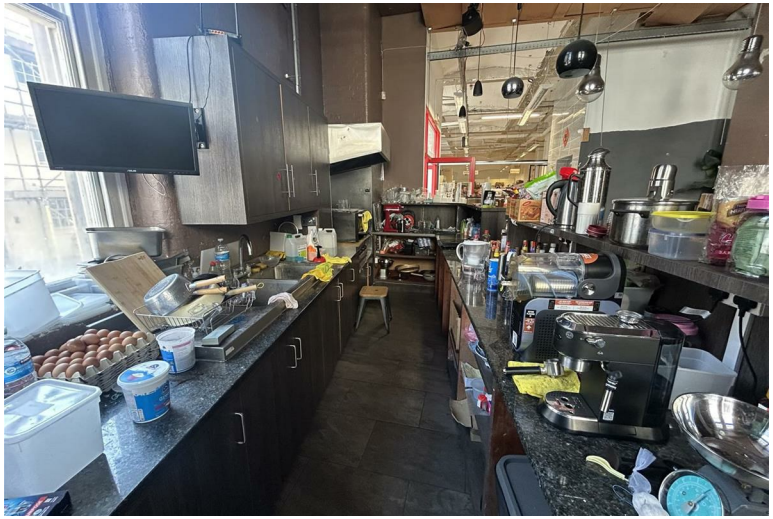
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



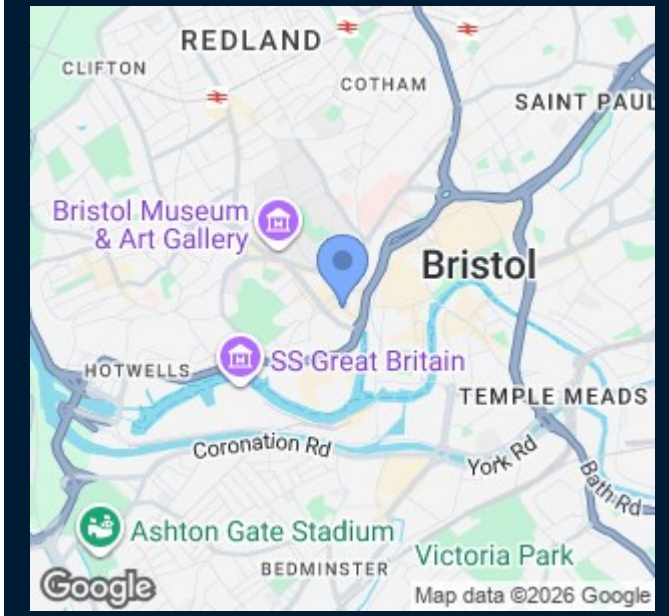






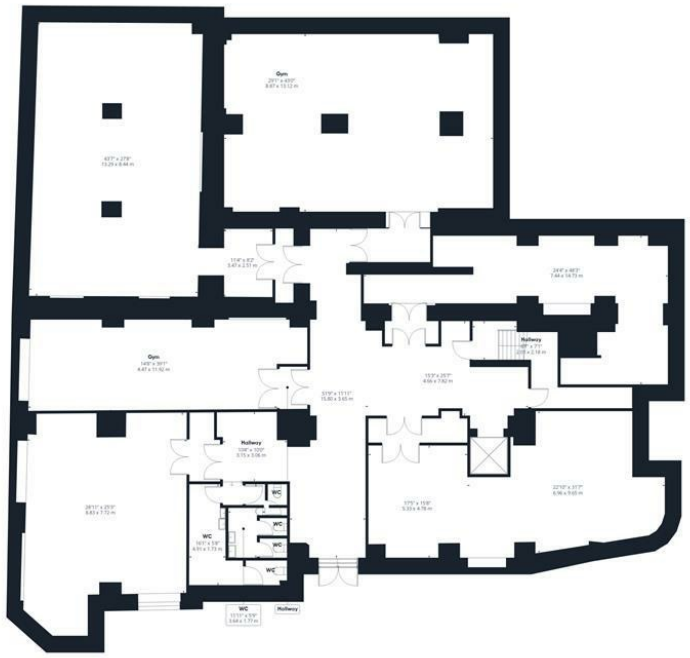




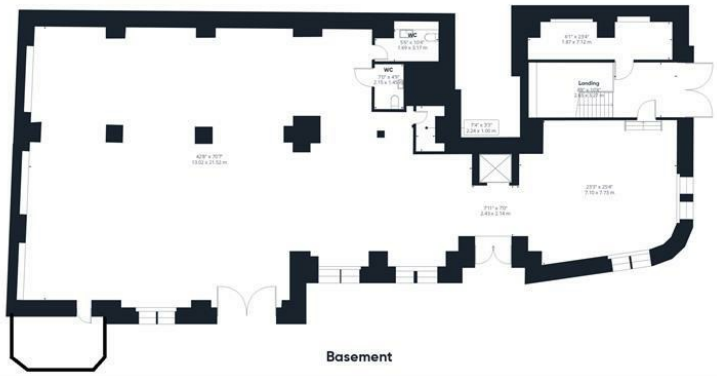




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Ground Floor



Basement

Approximate total area(1)

10362 ft²

962.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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